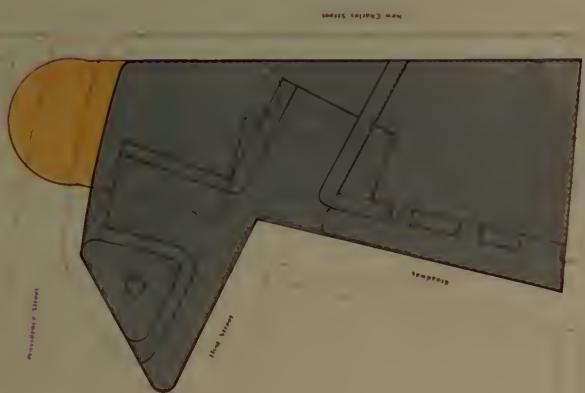


GOVDOC
BRA
4978



BRA Site	37,800 SF	
- New Eliot Street (Public Wall)	(7,853 SF)	336,227 Gross, SF
Portion of Discontinued Providence Street to be improved and included in F A R	12,253 SF	42,200 SF Total Site Area
Total Site	42,200 SF	7.9 F A R
Portion of Discontinued Providence Street to be improved but not included in F A R	11,774 SF	



BRA Site	37,800 SF	336,227 Gross, SF
Additional Building Area	4,400 SF	42,200 SF Total Site Area
Total Site	42,200 SF	7.9 F A R

ONE PARK PLAZA

November 6, 1987

Boston YWCA
The Gunwyn Company
Graham Gund Architects

F A R ANALYSIS

Scale: 1/32" = 1-0"



14TH FLOOR



13TH FLOOR

RESIDENTIAL UNITS



12TH FLOOR

•ONE PARK PLAZA•

November 6, 1987

Boston YWCA
The Gunwyn Company
Graham Gund Architects

Boston YWCA
The Gunwyn Company
Graham Gund Architects

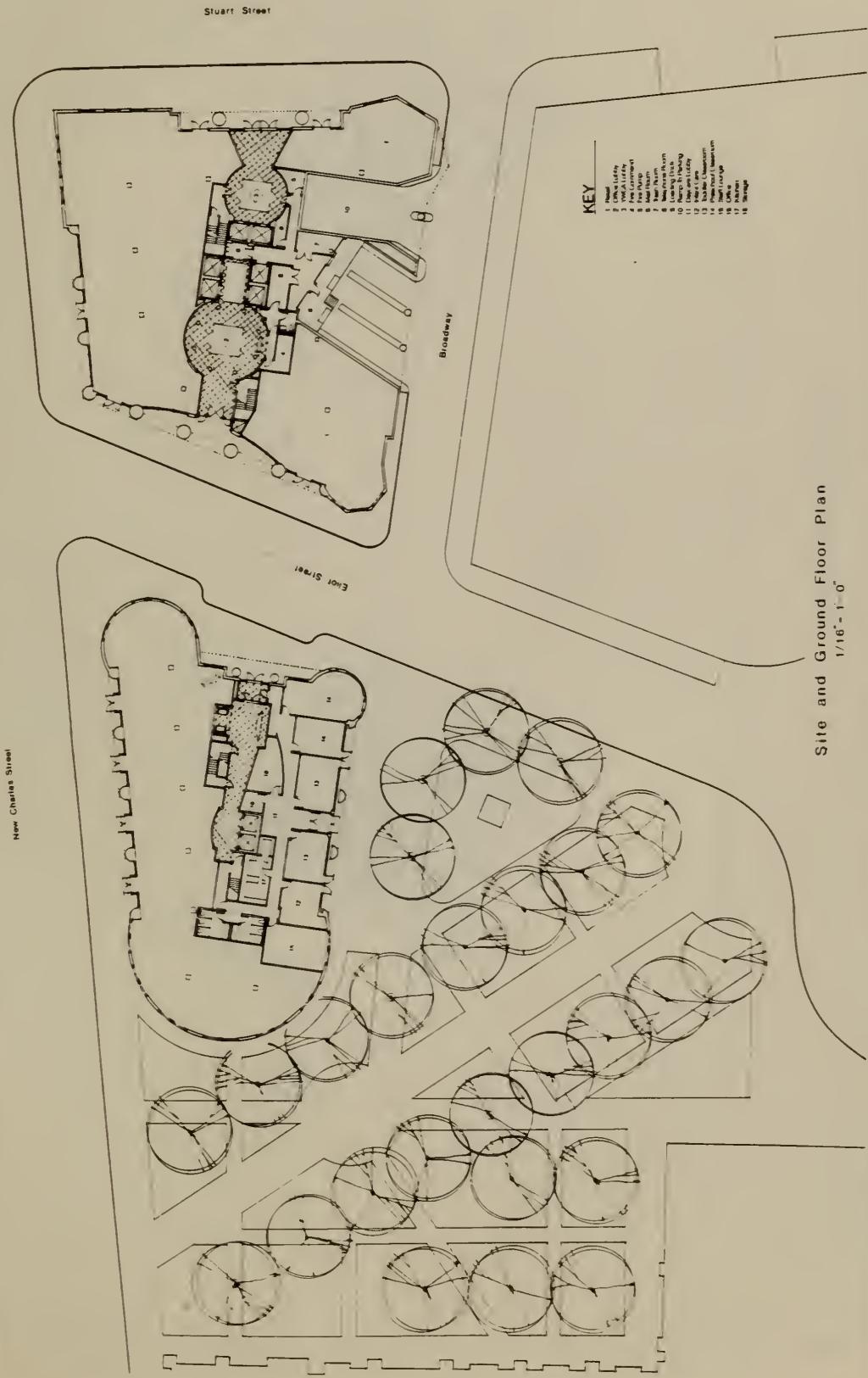
THE PARK PLAZA

July 6, 1987

Site and Ground Floor Plan
1/16'-0"

KEY

1	Ground Floor
2	Second Floor
3	Third Floor
4	Fourth Floor
5	Fifth Floor
6	Sixth Floor
7	Seventh Floor
8	Eighth Floor
9	Ninth Floor
10	Tenth Floor
11	Eleventh Floor
12	Twelfth Floor
13	Thirteenth Floor
14	Fourteenth Floor
15	Fifteenth Floor
16	Sixteenth Floor
17	Seventeenth Floor
18	Eighteenth Floor
19	Nineteenth Floor
20	Twenty-Fifth Floor



CUMSTON COURT

November 6, 1987

Boston YWCA
The Gunwyn Company
Graham Gund Architects

CIRCULATION TO UNITS

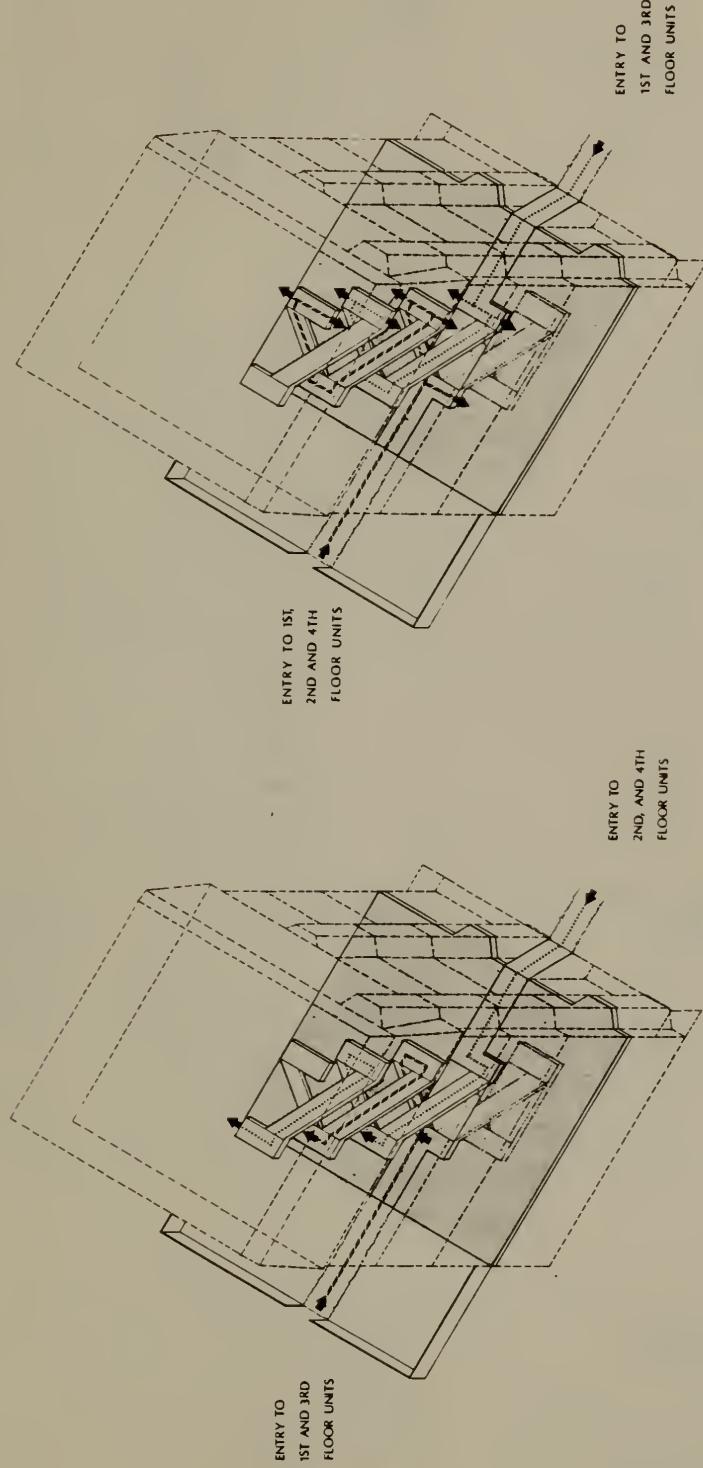
MARKET RATE UNITS

TRANSITIONAL UNITS

ENTRY TO 1ST
2ND AND 4TH
FLOOR UNITS

ENTRY TO
1ST AND 3RD
FLOOR UNITS

ENTRY TO
2ND, AND 4TH
FLOOR UNITS



CUMSTON COURT

November 6, 1987

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44 UNITS (11 FAMILY SUITES/BLDG X 4 BLDGS)

40 TWO BEDROOM SUITES

4 THREE OR FOUR BEDROOM SUITES

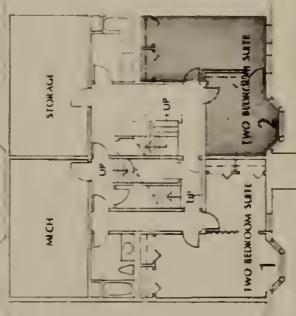
TRANSITIONAL HOUSING UNITS

36 UNITS (9 FAMILY SUITES/BLDG X 4 BLDGS)

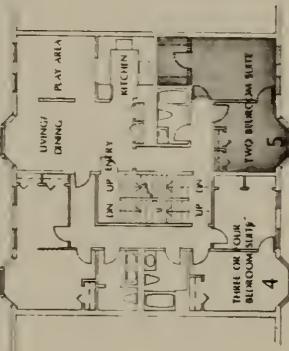
24 TWO BEDROOM SUITES

12 THREE OR FOUR BEDROOM SUITES

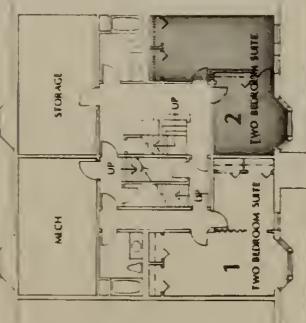
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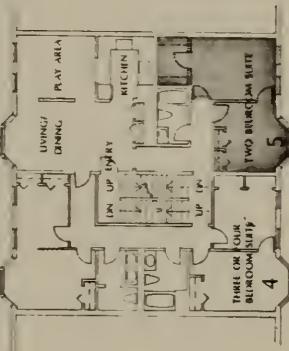
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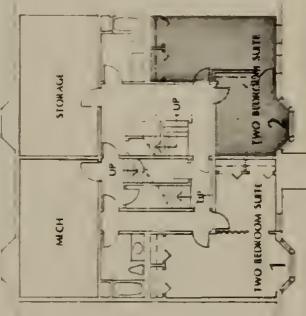
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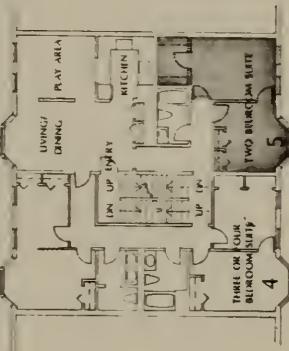
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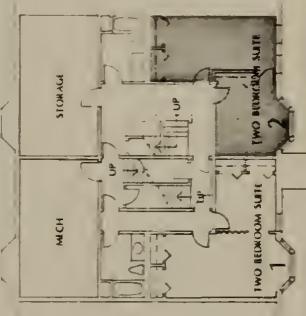
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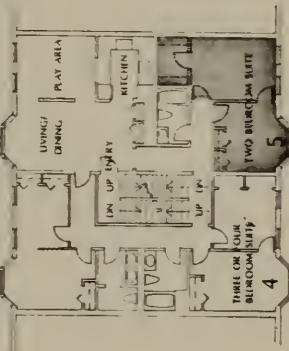
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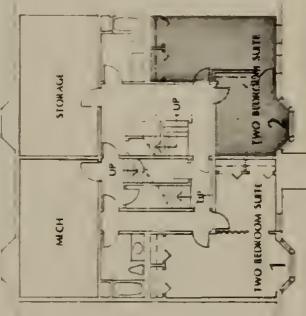
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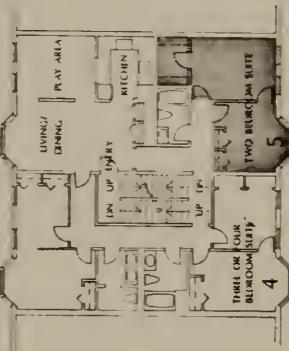
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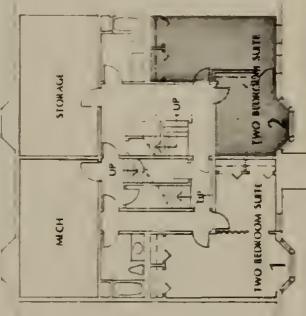
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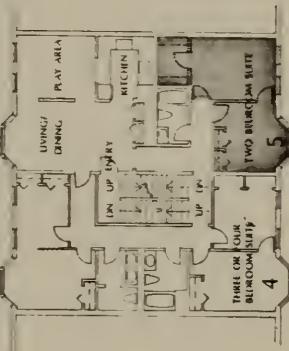
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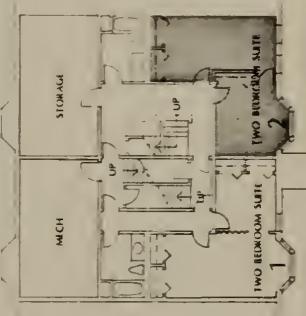
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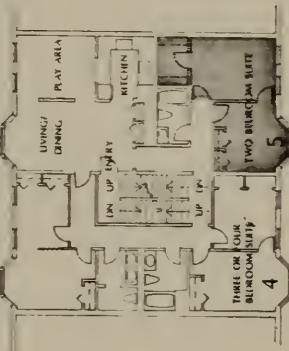
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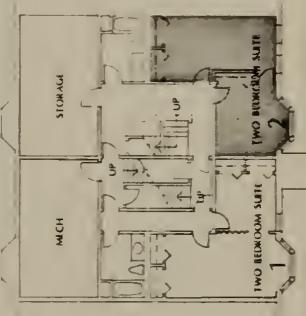
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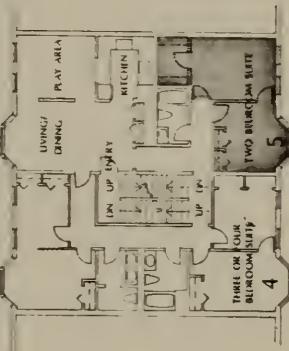
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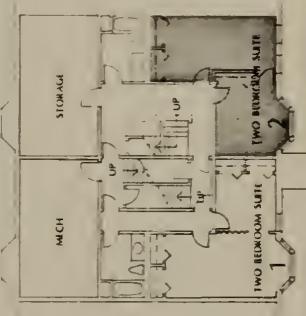
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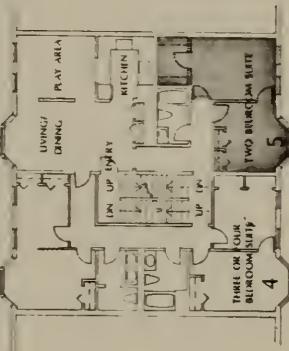
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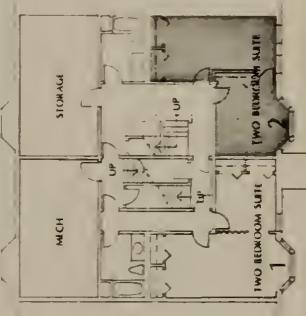
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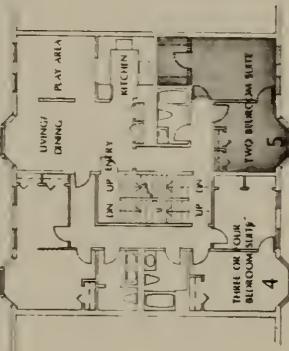
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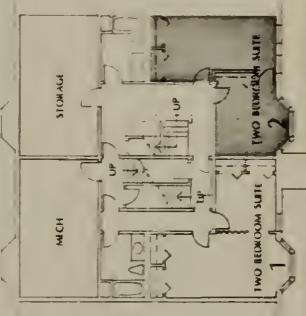
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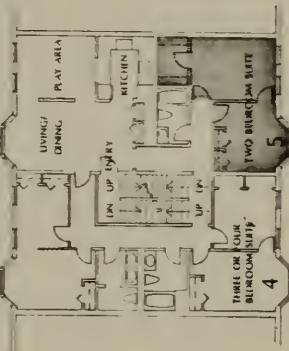
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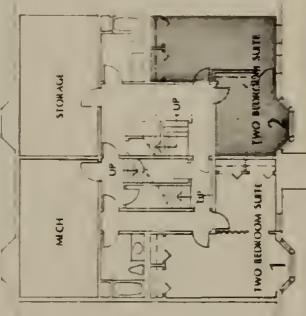
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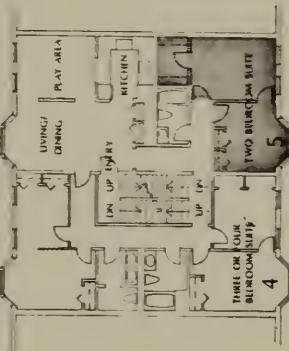
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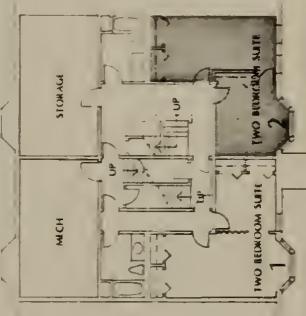
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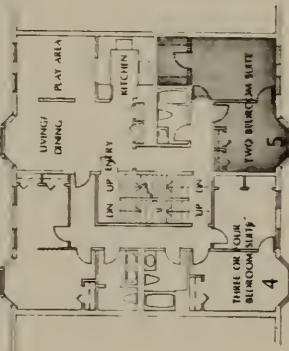
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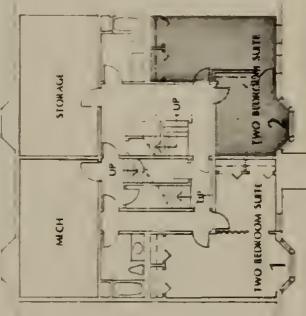
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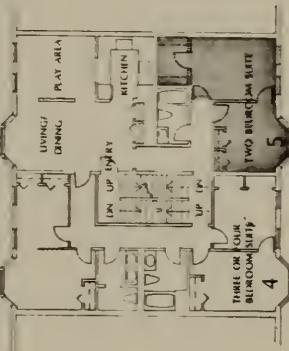
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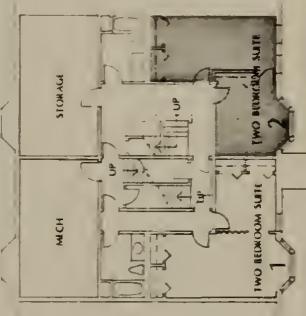
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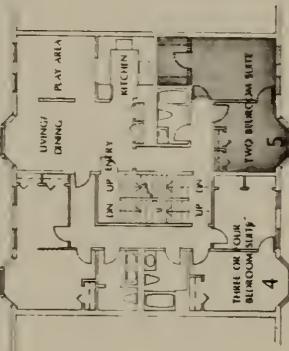
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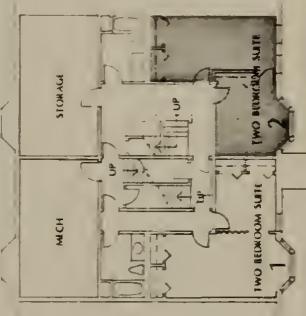
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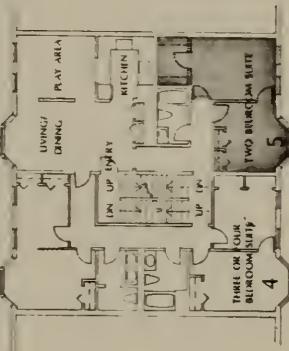
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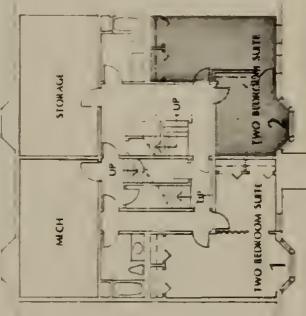
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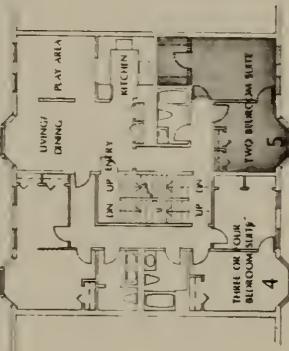
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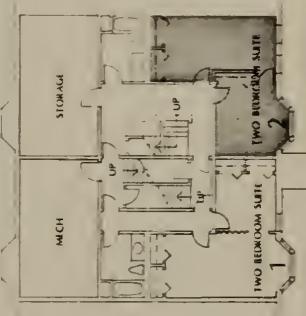
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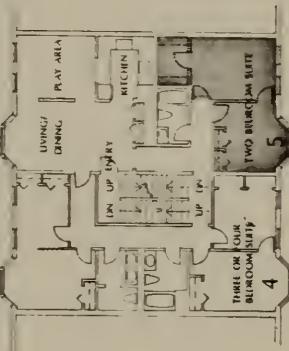
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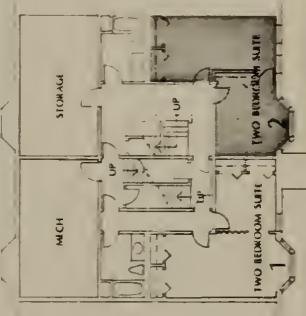
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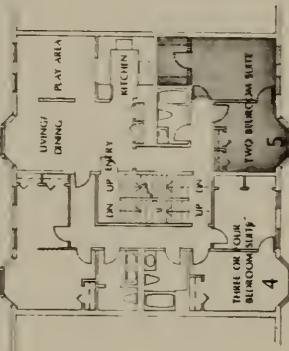
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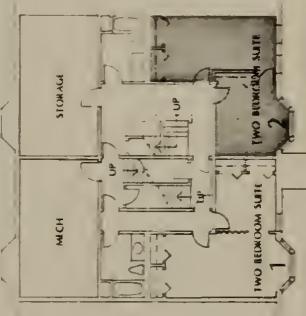
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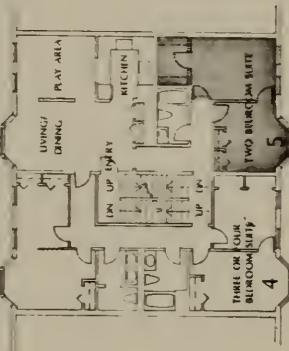
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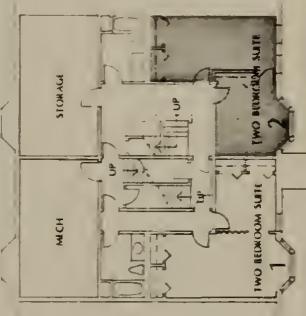
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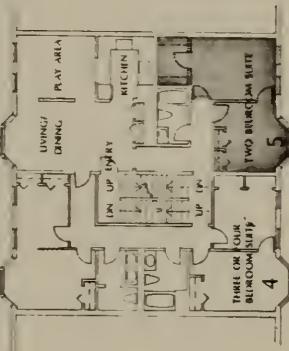
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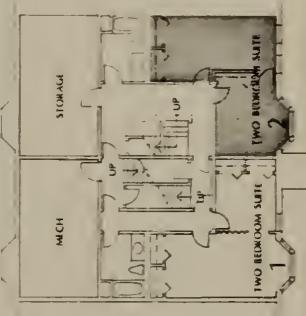
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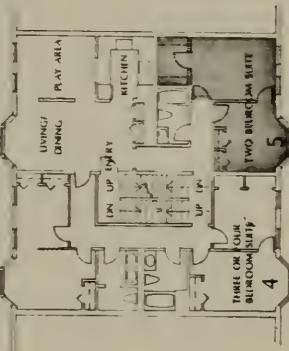
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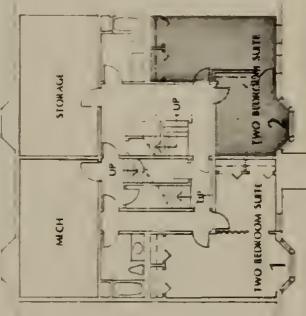
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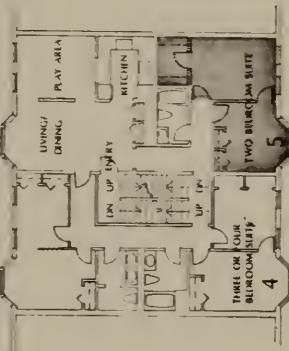
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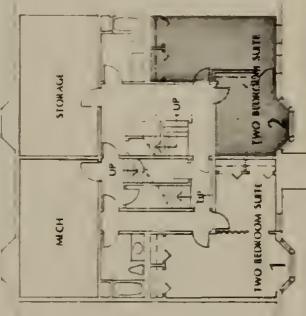
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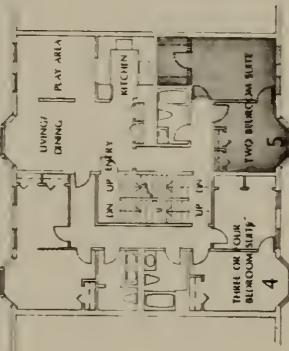
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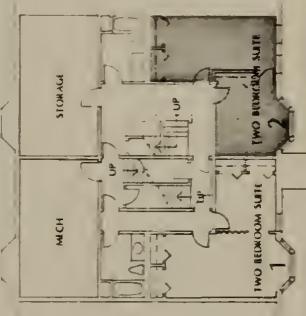
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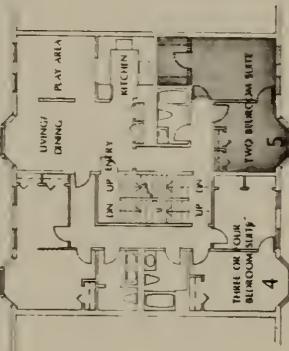
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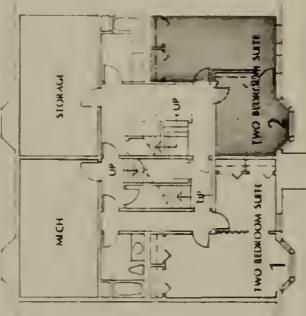
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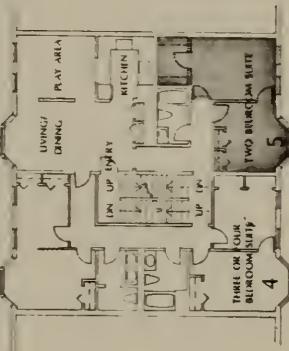
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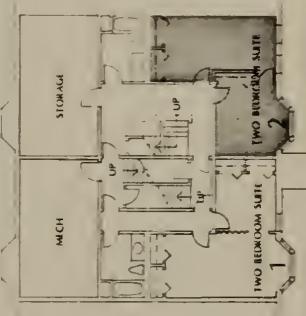
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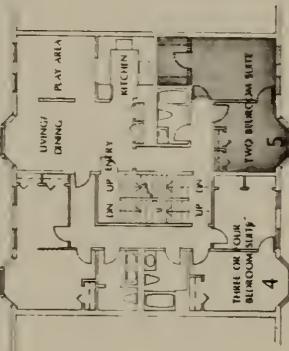
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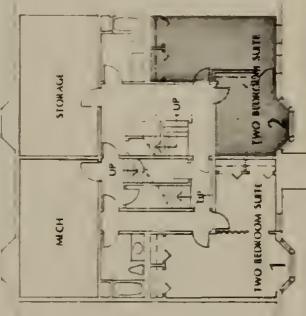
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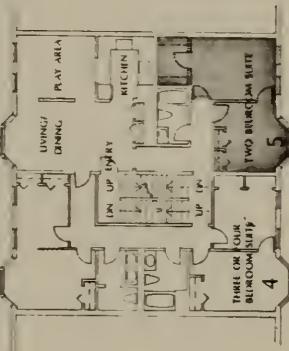
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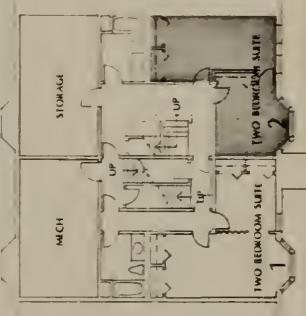
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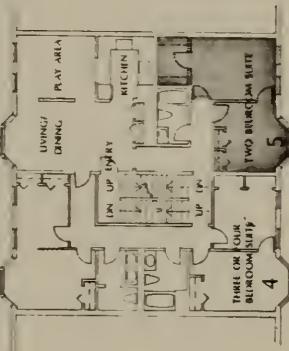
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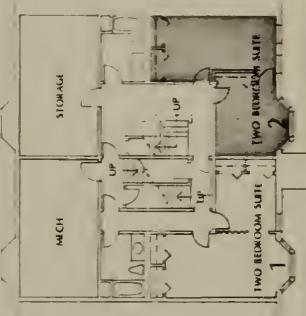
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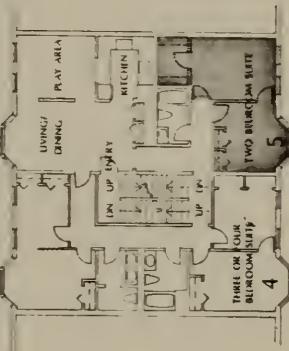
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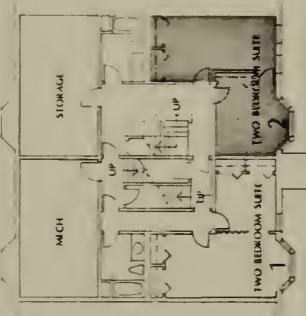
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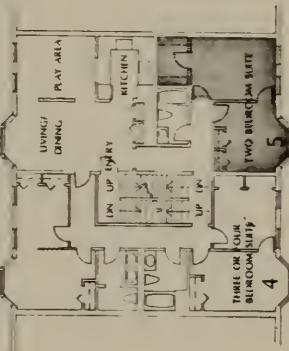
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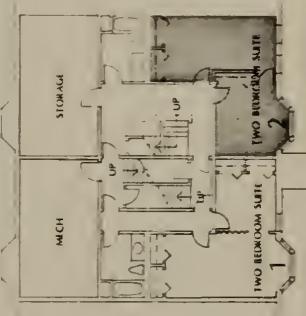
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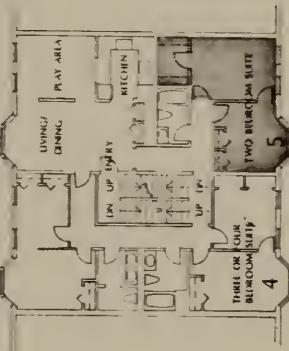
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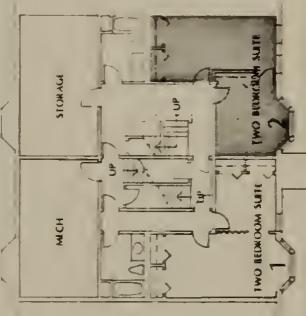
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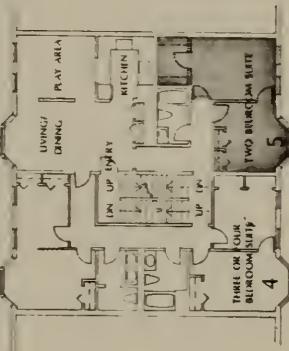
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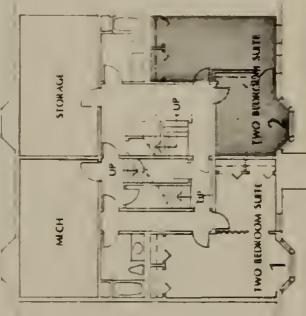
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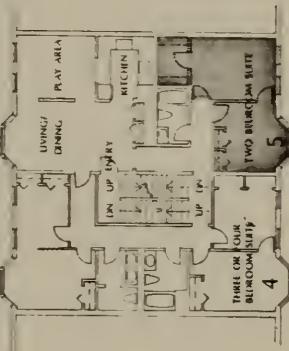
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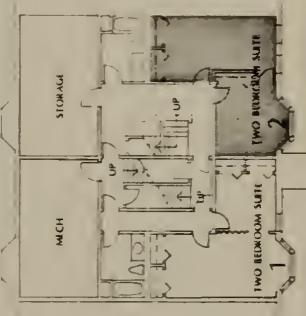
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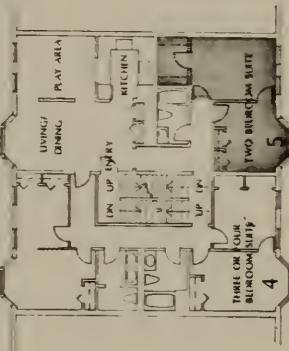
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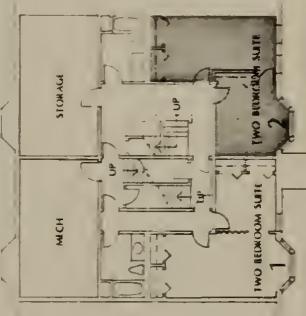
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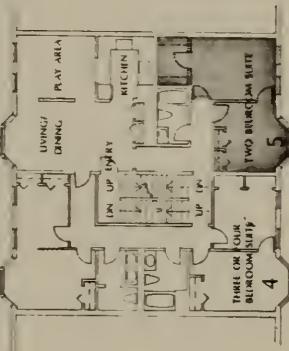
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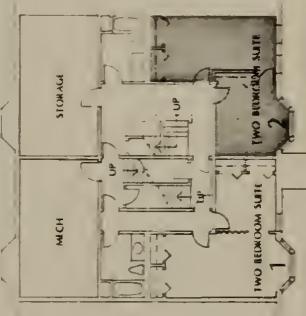
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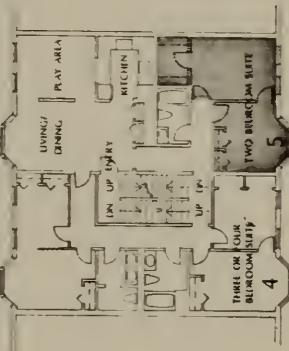
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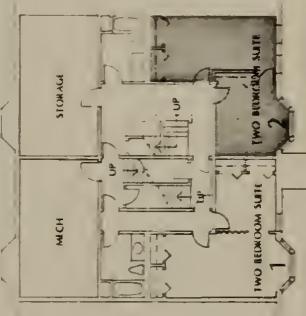
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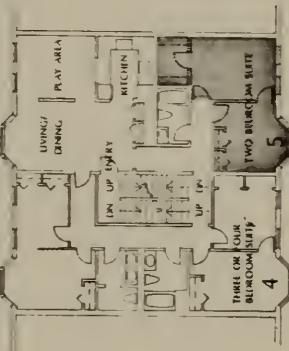
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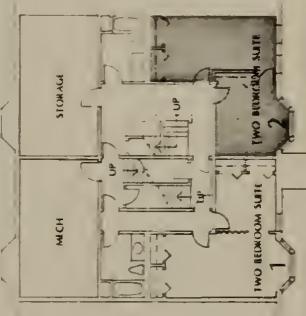
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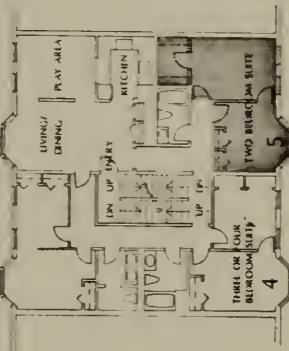
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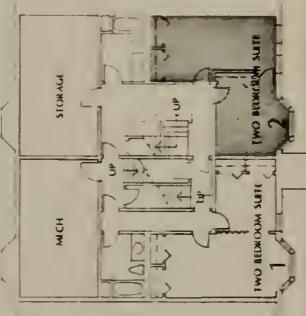
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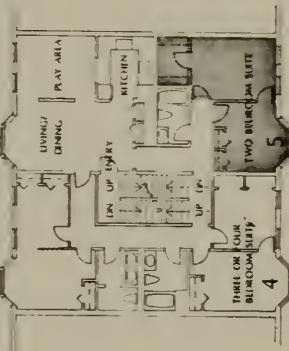
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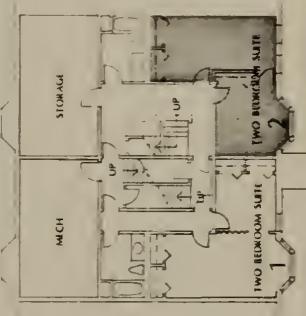
BASEMENT



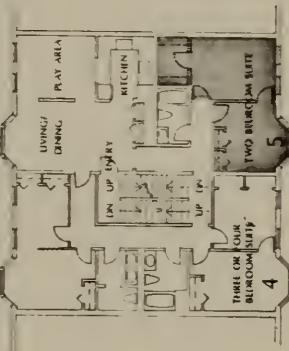
2ND FLOOR



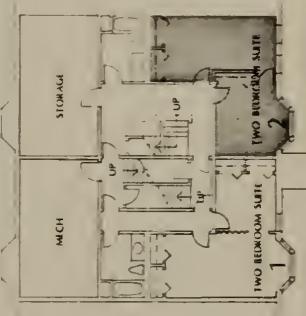
BASEMENT



2ND FLOOR



BASEMENT



FLOOR	PERIMETER	MECH	PLUMB	LAUNDRY	SERVICE	PUBLIC	TRASH	JAN.	MAIL	TEL/	TENANT	FAN	UNUTILIZED	AUTO	LOADING	UNEN-	SUBTOTAL	FAR FEET
	GROSS SF	SHAFTS	SHAFTS		ELEV. & VEST.	ELEV. & MACHINE	MACHINE	ROOM	CLOSET	ROOM	ELEC.	MECH.	ROOM	VOID SPACE	RAMP	SPACES	CLOSED	FAR
																BALCONIES	EXCLUSIONS	

OFFICE ELDG.																			
GROUND	16,257	125	6		81	405	128		128	290						1,056	1,472	3,691	12,566
1.	17,289	80	25		525	378				80								1,088	16,201
2.	17,083	80	144	284	525	378				80						527		2,018	15,065
3.	12,311	80	85		135	378				80						351		1,109	11,202
OFFICE	1.	17,567	48	22	141	563		52		216		408						1,450	16,117
2.	17,567	48	22		141	243		52		216		408						1,130	16,437
3.	17,567	48	22		141	243		52		216		408						1,130	16,437
4.	17,567	48	22		141	243		52		216		408						1,130	16,437
5.	17,567	48	22		141	243		52		216		408						1,130	16,437
6.	17,567	48	22		141	243		52		216		408						1,130	16,437
SUBTOTALS	168,342																15,006	153,336	

RESIDENTIAL	ELDG.																		
GROUND	11,908	42	29														559	11,349	
RES.	1.	12,675	54	59	72	128	32			35							42	422	12,253
	2.	12,675	54	59	72	128	32			35							42	422	12,253
	3.	12,675	54	59	72	128	32			35							42	422	12,253
	4.	12,675	54	59	72	128	32			35							42	422	12,253
	5.	12,675	54	59	72	128	32			35							42	422	12,253
	6.	12,675	54	59	72	128	32			35							42	422	12,253
	7.	12,675	54	59	72	128	32			35							42	422	12,253
	8.	12,675	54	59	72	128	32			35							42	422	12,253
	9.	12,675	54	59	72	128	32			35							42	422	12,253
	10.	12,675	54	59	72	128	32			35							42	422	12,253
	11.	12,675	54	59	72	128	32			35							42	422	12,253
	12.	12,675	54	59	72	128	32			35							42	422	12,253
	13.	12,675	54	59	72	128	32			35							42	422	12,253
	14.	12,675	54	59	72	128	32			35							42	422	12,253
SUBTOTALS	189,358																6,467	182,891	
TOTALS	357,700																21,473	336,227	

PARK PLAZA
 FAR Calculations
 Project #98717.00
 15 January 1988

PERIMETER GROSS SF	MECH SHAFTS	PLUMB SHAFTS	LAUNDRY ELEV. & VEST. MACHINE ROOM	SERVICE ELEV. & MACHINE ROOM	PUBLIC CLOSET	TRASH ROOM	JAN. ROOM	MAIL ROOM	TEL/ ELEC. CLOS.	TENANT MECH. ELEC.	FAN ROOM	UNUTILIZED VOID SPACE	AUTO RAMP	LOADING SPACES	UNEN- CLOSED BALCONIES	SUBTOTAL	FAR FEET

FLOOR																		
<u>OFFICE BLDG.</u>																		
GROUND	16,257	125	6		81	405	128		128	290					1,056	1,472	3,691	12,566
1.	17,289	80	25		525	378				80							1,088	16,201
2.	17,083	80	144	284	525	378				80							2,018	15,065
3.	12,311	80	85		135	378				80							1,109	11,202
OFFICE	1.	17,567	48	22	141	563		52		216		408					1,130	16,437
	2.	17,567	48	22	141	243		52		216		408					1,130	16,437
	3.	17,567	48	22	141	243		52		216		408					1,130	16,437
	4.	17,567	48	22	141	243		52		216		408					1,130	16,437
	5.	17,567	48	22	141	243		52		216		408					1,130	16,437
	6.	17,567	48	22	141	243		52		216		408					1,130	16,437
SUBTOTALS		168,342															15,006	153,336

RESIDENTIAL																			
<u>BLDG.</u>																			
GROUND	11,908	42	29														559	11,349	
RES.	1.	12,675	54	59	72		128	32		35							42	422	12,253
	2.	12,675	54	59	72		128	32		35							42	422	12,253
	3.	12,675	54	59	72		128	32		35							42	422	12,253
	4.	12,675	54	59	72		128	32		35							42	422	12,253
	5.	12,675	54	59	72		128	32		35							42	422	12,253
	6.	12,675	54	59	72		128	32		35							42	422	12,253
	7.	12,675	54	59	72		128	32		35							42	422	12,253
	8.	12,675	54	59	72		128	32		35							42	422	12,253
	9.	12,675	54	59	72		128	32		35							42	422	12,253
	10.	12,675	54	59	72		128	32		35							42	422	12,253
	11.	12,675	54	59	72		128	32		35							42	422	12,253
	12.	12,042	54	59	72		128	32		35							42	422	11,620
	13.	12,038	54	59	72		128	32		35							42	422	11,616
	14.	11,841	54	59	72		128	32		35							42	422	11,419
SUBTOTALS		187,254															6,467	180,787	
TOTALS		355,596															21,473	334,123	

EXHIBIT A

<u>Floor</u>	<u>Retail Rentable</u>	<u>Office Rentable¹</u>	<u>Residential Saleable</u>	<u>MISC. FAR</u>	<u>Total FAR</u>	<u>Parking Below Grade</u>
			<u>Non-Saleable</u>			
B3					34,851	
B2					34,851	
B1					25,412	
Total Below Grade	13,953	18,443	8,232	22,276		
1	6,345	29,467	2,621	27,409		
2		28,235	2,432	31,899		
3			2,446	30,681		
4			2,324	29,758		
5			2,324	29,758		
6			2,324	29,758		
7			2,333	29,238		
8			1,713	21,626		
9			1,713	21,626		
10			1,662	17,441		
11			1,607	17,210		
12			1,325	12,316		
13			1,240	10,752		
14			1,244	10,567		
			8,484	1,250	9,734	
Total Above Grade	20,298	76,145	2	171,378	2	32,884
						300,665
						Allowable FAR = 8 x 37,800 = 302,400

1These figures include the health club and child care facility.

2The gross square footage allocations contained in the text of the letter were computed using these figures plus an estimated share of the miscellaneous space on each floor.

